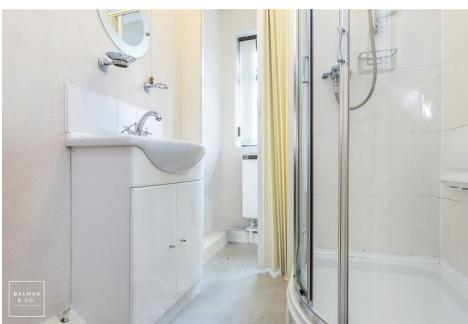


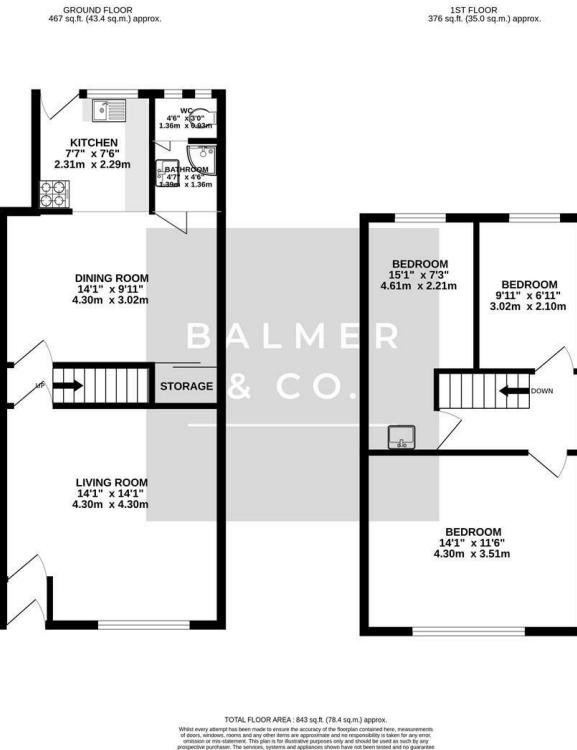
Hamilton Street, Atherton, M46 0AZ

£160,000

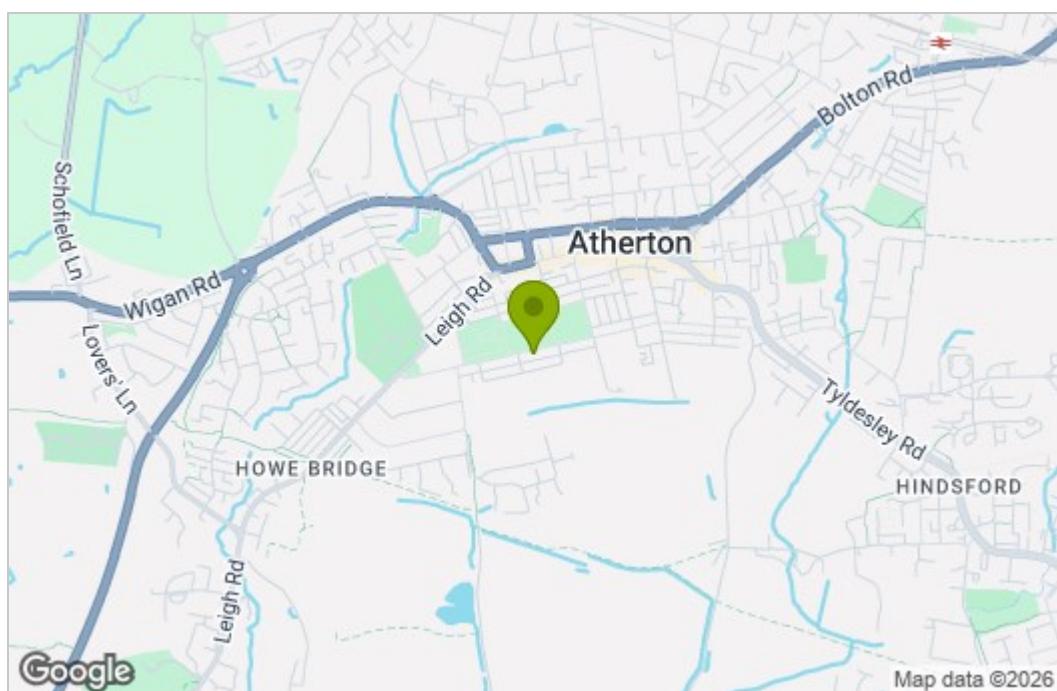


BALMER & CO in ATHERTON are delighted to offer FOR SALE this extended three bedroom mid-terrace property, located on the ever popular Hamilton Street in Atherton. Although it requires some updating internally it is situated in one of Athertons most desirable areas for terraced properties, conveniently placed within walking distance to the town centre offering a fantastic range of amenities including shops, schools, bars & restaurants and the V2 bus stop. It is also offered for sale with no onward chain. The ground floor comprising in brief; entrance vestibule, living room, second reception room, kitchen extension and a three piece shower room. To the first floor is a large master bedroom and two single bedrooms. Externally, the property has a small garden to the front with on street parking. To the rear is a low maintenance South facing yard. Early viewings highly recommended, all enquiries welcome.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			54
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.